



## **ANNOTATED AGENDA**

### **HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Monday, March 13, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### **COMMISSIONERS:**

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	<u>X</u>	<u>X</u>
Suzanne Hoff	—	—
Rafael McDonnell	—	—
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	—
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	—	—

#### **I. WORK SESSION**

City Council Conference Room 290

- A.** Briefing on the Stockyards Form Based Code and Historic District Standards and Guidelines
- B.** Review of cases on Today's Agenda

#### **II. PUBLIC HEARING**

City Council Chamber

- A. CALL TO ORDER:** Statement of Open Meetings Act

#### **B. ANNOUNCEMENTS**

The Chair announced the recent work undertaken on the Meissner-Brown Funeral Home, an endangered historic property that has been rehabilitated to become a significant contributor to the area. The Chair commended the undertaking of Phoenix I Restoration and Construction as a particular success and noted the March 17, 2017 deadline for Historic Fort Worth's nomination for most endangered buildings.

#### **C. APPROVAL OF THE FEBRUARY 13<sup>TH</sup> AND FEBRUARY 27<sup>TH</sup> MEETING MINUTES**

<b>Motion By:</b> Edith Jones
<b>Motioned To:</b> Approve
<b>Seconded By:</b> Billy Ray Daniels



Questions: 5-0
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#### D. CONSIDERATION OF STOCKYARDS FORM BASED CODE AND HISTORIC DISTRICT STANDARDS AND GUIDELINES

Motion By: Edith Jones
Motioned To: Approve the recommendation with the note to include "HCO-40, just at the south side of E. Exchange, West of Packers. Keep 68 for the existing hotel."
Seconded By: Mitchel Moses
Questions: 5-0

#### E. TAX CASES

1. TAX17-04                      1512 Hurley Avenue; Zoned C/HC                      *Fairmount*  
Applicant/Agent: Troy Evans

a. Historic Site Tax Exemption - Verification

2. TAX17-06                      1618 Lipscomb Street; Zoned C/HC                      *Fairmount*  
Applicant/Agent: Ethnic Estates LLC / Lori Gallagher

a. Historic Site Tax Exemption - Partial

Motion By: Billy Ray Daniels
Motioned To: Approve TAX17-04 and TAX17-06 as they meet the requirements of the Zoning Ordinance.
Seconded By: Edith Jones
Questions: 5-0

3. TAX17-07                      201 South Calhoun Street; Zoned NS-T5/HSE                      *Individual*  
Applicant/Agent: Eddie Vanston

a. Historic Site Tax Exemption - Partial

Motion By: Edith Jones
Motioned To: Continue until the next regular meeting
Seconded By: Mitchel Moses
Questions: 5-0

#### F. REQUESTS FOR DETERMINATION



1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary and accessory structures located at **1124 East Terrell Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

**Motion By: Billy Ray Daniels**

**Motioned To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage, but that the accessory structures could not.**

**Seconded By: Edith Jones**

**Questions: 5-0**

2. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1116 East Ramsey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

**Motion By: Billy Ray Daniels**

**Motioned To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.**

**Motion Failed due to the lack of 2<sup>nd</sup>**

**Alternate Motion By: Edith Jones**

**Motioned To: The HCLC determined that the primary structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.**

**Seconded By: Robert Gutierrez**

**Questions: 5-0**

3. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **956 Marion Avenue** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

**Motion By: Mitchell Moses**

**Motioned To: The HCLC determined that the primary structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.**

**Seconded By: Billy Ray Daniels**



Questions: 5-0

4. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the main structure located at **1008 East Mulkey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Billy Ray Daniels

Motioned To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Seconded By: Edith Jones

Questions: 5-0

## G. CONTINUED CASE

1. **COA17-20**                      **2346 Harrison Avenue; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant/Agent: Michael and Bonnie Mrstik**

- a. The applicant requests a Certificate of Appropriateness for a waiver from the Mistletoe Heights Historic & Cultural District Guidelines for the recent replacement original barrel-vault terra cotta roof tiles on the main house with a slate-style composition shingle roof.

Motion By: Edith Jones

Motioned To: Deny without prejudice because the application does not follow the Mistletoe Heights Design Guidelines and the applicant has not provided a preponderance of evidence required in order to consider granting a waiver from the Guidelines.

Seconded By: Billy Ray Daniels

Questions: 5-0

## H. NEW CASES

1. **COA17-27**                      **2014 6th Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Kathy Whitaker**

- a. Applicant requests a Certificate of Appropriateness for the installation of 16 roof-mounted solar panels on the south-facing roof slope of the main house.

Motion By: Edith Jones

Motioned To: Approve the Application for a Certificate of Appropriateness for the installation of 16 roof-mounted solar panels on the south-facing roof slope of the main house subject to the applicant repositioning 8 of the panels that are now proposed to be located closest to 6th Avenue to the rear portion of the roof.

Seconded By: Billy Ray Daniels



Questions: 5-0

2. **COA17-28**                      **1507 Fairmount Avenue; Zoned C/HC**                      *Fairmount*  
**Applicant/Agent: Somerik Realty LLC**

- a. The applicant requests a Certificate of Appropriateness to install new siding, install new doors and windows, raise the roof 12" and add a dormer on the north roof slope.

**Motion By: Edith Jones**

**Motioned To: Approve the Application for a Certificate of Appropriateness to install new siding, install new doors and windows, raise the roof 12" and add a dormer on the north roof slope subject to the applicant working with Staff to address the following conditions:**

1. That any new replacement wood windows be based on the design and detailing of original windows, and therefore, be in-kind;
2. That the original gable shingles and 117 wood siding under the non-original siding be retained and repaired;
3. That any new replacement shingles and siding be based on the design and detailing of the original materials on the house, and therefore, be in-kind;
4. That the applicant attempt to locate the front door and if not found, that the applicant work with the Fairmount Neighborhood Association and Staff regarding its replacement; and
4. That the drawings be amended to reflect the above conditions and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness

**Seconded By: Billy Ray Daniels**

Questions: 5-0

5. **COA17-29**                      **2241 West Magnolia Avenue; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant/Agent: Lee Reeves**

- a. Applicant requests a Certificate of Appropriateness to demolish the original detached garage and construct a new one-story detached garage in its place.

**Motion By: Billy Ray Daniels**

**Motioned To: Approve as submitted.**

**Seconded By: Edith Jones**

Questions: 5-0

6. **COA17-30**                      **1638 S Adams Street; Zoned C/HC**                      *Fairmount*  
**Applicant: Dhruva Musunuru**  
**Agent: Jason Binzer**

- a. Applicant requests a Certificate of Appropriateness to construct a two-story residence.

**Motion By: Edith Jones**



<b>Motioned To:</b> Approve the Application for a Certificate of Appropriateness for the construction of a two-story residence, subject to the applicant working with the Fairmount Neighborhood Association and Staff regarding the design of the front door and working with Staff in relation to reducing the size of the columns.
<b>Seconded By:</b> Billy Ray Daniels
<b>Questions:</b> 5-0

7. **COA17-31**                      **1221 Clara Street; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant:** Neyle Froh  
**Agent:** Philip Newburn Architecture

- a. Applicant requests a Certificate of Appropriateness to construct a second-story addition; extend the front porch; construct a rear porch; extend the Porte Cochere; alter the south elevation to provide a new entrance; and alter the fenestration at the rear of the house.

<b>Motion By:</b> Mitchell Moses
<b>Motioned To:</b> Continue to the next regular meeting to meet with staff and explore alternative options.
<b>Seconded By:</b> Billy Ray Daniels
<b>Questions:</b> 5-0

8. **COA17-32**                      **2205 Tremont Avenue; Zoned A-5/HC**                      *Historic Hillcrest*  
**Applicant/Agent:** Blue Jar LLC / Stephen Mears

- a. Applicant requests a Certificate of Appropriateness for recently-painted brick and trim.

**COA17-32 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**

9. **COA17-33**                      **2319 West Rosedale Street; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant/Agent:** Tim Knabe

- a. Applicant requests a Certificate of Appropriateness to demolish an addition on the original detached garage, rehabilitate the garage, construct an addition on the rear of the main structure, and replace the roofs on the main structure and garage in-kind.

**COA17-33 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**

10. **COA17-34**                      **1633 Washington Avenue; Zoned C/HC**                      *Fairmount*  
**Applicant/Agent:** Prasai Persis

- a. Applicant requests a Certificate of Appropriateness to replace concrete porch with wood decking and install a new wood railing on the front of the porch.

**COA17-34 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**



**III. ADJOURNMENT: 5:05 P.M.**